

## METROPOLITAN DEVELOPMENT COMMITTEE

DATE: March 20, 2006

CALLED TO ORDER: 5:29 p.m.

ADJOURNED: 6:38 p.m.

### ATTENDANCE

#### Attending Members

Dane Mahern, Chairman  
Ron Gibson  
Scott Keller  
Angela Mansfield  
Jackie Nytes  
Mike Speedy  
Steve Talley

#### Absent Members

Lance Langsford  
Marilyn Pfisterer

### AGENDA

PROPOSAL NO. 139, 2006 - reappoints Robert Kennedy to the Metropolitan  
Development Commission

“Do Pass”

Vote: 7-0

PROPOSAL NO. 140, 2006 - reappoints Robert Shula to the Metropolitan Development  
Commission

“Do Pass”

Vote: 7-0

PROPOSAL NO. 141, 2006 - reappoints Brian Murphy to the Metropolitan Development  
Commission

“Do Pass”

Vote: 5-2

## METROPOLITAN DEVELOPMENT COMMITTEE

The Metropolitan Development Committee of the City-County Council met on Monday, March 20, 2006. Chair Dane Mahern called the meeting to order at 5:29 p.m. with the following members present: Ron Gibson, Scott Keller, Angela Mansfield, Jackie Nytes, Mike Speedy, and Steve Talley. Absent were Lance Langsford and Marilyn Pfisterer.

Chair Mahern asked for consent to hold public testimony until all proposals are heard. Consent was given.

### PROPOSAL NO. 139, 2006 - reappoints Robert Kennedy to the Metropolitan Development Commission

Chair Mahern stated that Mr. Kennedy is ill and unable to attend the meeting. He asked for someone to speak on his behalf. Councillor Nytes said she has had the opportunity to work with Mr. Kennedy professionally for a few years. She said he was the former Director of the Department of Metropolitan Development and is very knowledgeable of the planning process of the City. Councillor Nytes said that as an architect, Mr. Kennedy has a particular sensitivity to issues of design.

Councillor Keller said that Mr. Kennedy also has an understanding and appreciation for community planning.

Councillor Gibson said that Mr. Kennedy rises to the occasion and understands what the City is looking for in zoning matters.

### PROPOSAL NO. 140, 2006 - reappoints Robert Shula to the Metropolitan Development Commission

Mr. Shula said he has served on the Commission since May of 2005 and has enjoyed it. He said he is currently working on a subcommittee of the Planning committee. Mr. Shula said the board has experienced some controversy and tried to handle each situation appropriately.

Councillor Mansfield asked what it means when an area has been identified as a “critical area” on the Comprehensive Plan. Mr. Shula said it is a very sensitive area that needs more emphasis over other areas. Councillor Mansfield asked Mr. Shula his philosophy regarding the Comprehensive Plan and professional staff reports. Mr. Shula said staff reports are very important to him because staff spends a lot of time studying the area and they are educated on zoning ordinances. He said for the most part, he votes with the recommendations of the staff.

Councillor Nytes asked Mr. Shula to share some of his community service experience. Mr. Shula stated that when serving on the Meridian Street Preservation Commission, he

learned a lot about zoning aspects. He also served on the Flanner House Board, Indiana Repertory Theatre Board, and International Board of Indianapolis.

PROPOSAL NO. 141, 2006 - reappoints Brian Murphy to the Metropolitan Development Commission

Mr. Murphy said he has served on the Commission for four years and enjoys it. He said he finds the work challenging and interesting. Mr. Murphy said he has seen a lot of change and redevelopment while being an appraiser and uses his experiences on the Commission.

Councillor Nytes asked for Mr. Murphy's perspective on planning documents and decisions. Mr. Murphy said the work is very challenging and rarely is a decision made easily. He said staff does an excellent job of studying and laying a case out. He said the Comprehensive Plan is, for the most part, a dated document and things change throughout the years. He said the Comprehensive Plan is a very good guide, but there are some circumstances that lead him to conclude that decisions other than the recommendations from the plan are better for the community. Mr. Murphy said he serves on the Metropolitan Commission and not a neighborhood commission and tries to make decisions on the best interest of the community as a whole.

Councillor Mansfield asked what a critical area is to Mr. Murphy. Mr. Murphy said this is an area that the plan has designated for special attention and investigation if any change in use is suggested. He said just because the plan has recognized an area as critical does not mean it is set in stone and should only be redeveloped per the suggestions of the critical plan. Councillor Mansfield asked if Mr. Murphy experiences some bias due to his work experience. Mr. Murphy said his life experience with real estate helps to bring a good tool to the Commission. He said he is like any other citizen who would like to see good development but maybe his idea of good development is not the same as others.

Clarke Kahlo, citizen of Washington Township, said he has been disturbed and disappointed by the redevelopment in the past years. He said a bias does exist; there are so many lobbyists, realtors, etc. involved in development projects. Mr. Kahlo urged the Committee to think through their appointments to the Commission and not vote just for them just because they are good people.

Pat Andrews, Vice President of Marion County Alliance of Neighborhood Associations (MCANA), said the Comprehensive Plan is intended to be implemented, and a lot of time and study has been put into the plans. She said the community as a whole has frustrations about the plan not being implemented because it is required before any development is done. MCANA believes the Comprehensive Plan should be implemented and used as a guide, but the word "guide" is misused. She said MCANA only endorses Mr. Kennedy to be reappointed to the Commission.

Ruth Hayes, President of Nora Community Council, said next to the Council the Commission is the most powerful body in the City; it affects the lives of neighborhoods and commerce. She asked for serious interviews to be given to the nominees to serve on the Commission. Ms. Hayes said the Comprehensive Plan is not optional; it is a guideline that must be used.

David Dustar, resident of Broad Ripple, said this City has taken their fire engine and has made it unsafe to live in Broad Ripple. He said the City is losing people due to poor decision making.

Norman Pace, representative from MCANA, said his frustration lies with all the time he spends going to hearings and noticing that Commissioners give no attention to the Comprehensive Plan. He said this plan is meant to be used and that cannot be over emphasized. He said there are more foreclosures than new built homes, according to a study done in 2003. Mr. Pace urged the committee to carefully consider the reappointments before them.

Lori Velia, President of the Greater Allisonville Community Council, said the appointments to the Commission should not get a rubber stamp but should be evaluated to make sure they qualify. She said extensive time, study, and the Comprehensive Plan should be used with each proposed project.

Steve Jones, representing the Traders Point Association of Neighborhoods, said the Comprehensive Plan provides assurance for residential development as well as residential resale values. He said the association feels that this reassurance has been lost due to the decisions of the Commission. Mr. Jones said citizens of the neighborhood have lost faith that the Commission will enforce the Comprehensive Plan.

Councillor Mansfield said her decision on the reappointments is going to be based on her philosophy with regard to zoning. She feels there should be a tremendous amount of weight to the Comprehensive Plan, especially since it has been readopted.

Councillor Speedy moved, seconded by Councillor Gibson, to send Proposal No. 139, 2006 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 7-0.

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Councillor Speedy moved, seconded by Councillor Gibson, to send Proposal No. 141, 2006 to the full Council with a "Do Pass" recommendation. The motion carried by a vote of 5-2. Councillors Keller and Mansfield cast the negative vote.

Councillor Nytes said even though it is said that the Comprehensive Plan is updated, not all of the plans are. She said there are sections that are not getting updated, and resources need to be found to update the whole plans more often.

Councillor Keller said he voted against Mr. Murphy due to 80% of his votes not taking into consideration the Comprehensive Plan. He said more time needs to be spent with the plan because the City needs good real estate, but on the other hand there are some neighborhoods that should not be interfered with.

### CONCLUSION

With no further business pending, and upon motion duly made, the Metropolitan Development Committee of the City-County Council was adjourned at 6:38 p.m.

Respectfully submitted,

Dane Mahern, Chair  
Metropolitan Development Committee

DM/as



